



House of Representatives

General Assembly

File No. 25

February Session, 2022

Substitute House Bill No. 5169

House of Representatives, March 16, 2022

The Committee on Planning and Development reported through REP. MCCARTHY VAHEY of the 133rd Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

***AN ACT CONCERNING THE RECOMMENDATIONS OF THE
INTERGOVERNMENTAL POLICY AND PLANNING DIVISION WITHIN
THE OFFICE OF POLICY AND MANAGEMENT.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (b) of section 12-81g of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective October*
3 *1, 2022, and applicable to assessment years commencing on or after October 1,*
4 *2022*):

5 (b) (1) Effective for the assessment year commencing October 1, [2013]
6 2022, and each assessment year thereafter, any municipality may, upon
7 approval by its legislative body or, in any town in which the legislative
8 body is a town meeting, by the board of selectmen, provide that, in lieu
9 of the additional exemption prescribed under subsection (a) of this
10 section, any person entitled to an exemption from property tax in
11 accordance with subdivision (20) of section 12-81, reflecting any increase
12 made pursuant to the provisions of section 12-62g, as amended by this

13 act, who has a disability rating of one hundred per cent, as determined
14 by the United States Department of Veterans Affairs, shall be entitled to
15 an additional exemption from such tax in an amount equal to three times
16 the amount of the exemption provided for such person pursuant to
17 subdivision (20) of section 12-81, provided such person's total adjusted
18 gross income as determined for purposes of the federal income tax, [plus
19 any other income not included in such adjusted income,] excluding
20 veterans' disability payments, individually if unmarried, or jointly with
21 spouse if married, during the calendar year ending immediately
22 preceding the filing of a claim for any such exemption, is not more than
23 twenty-four thousand dollars if such person is married or not more than
24 twenty-one thousand dollars if such person is not married.

25 (2) The provisions of this subsection shall not limit the applicability
26 of the provisions of subsection (a) of this section for persons not eligible
27 for the property tax exemption provided by this subsection.

28 Sec. 2. Section 12-81cc of the general statutes is repealed and the
29 following is substituted in lieu thereof (*Effective October 1, 2022, and*
30 *applicable to assessment years commencing on or after October 1, 2022*):

31 Any person who has established his or her entitlement to a property
32 tax exemption under [subdivisions] subdivision (19), (20), (22), (23), (24),
33 (25), (26), (28) or (53) of section 12-81 or section 12-81g, as amended by
34 this act, for a particular assessment year shall be issued a certificate as
35 to such entitlement by the tax assessor of the relevant municipality. Such
36 person shall be entitled to such exemption in any municipality in this
37 state for such assessment year provided a copy of such certificate is
38 provided to the tax assessor of any municipality in which such
39 exemption is claimed and further provided such person would
40 otherwise have been eligible for such exemption in such municipality if
41 he or she had filed for such exemption as provided under the general
42 statutes.

43 Sec. 3. Subdivision (2) of subsection (a) of section 12-170e of the
44 general statutes is repealed and the following is substituted in lieu
45 thereof (*Effective July 1, 2022*):

46 (2) The amounts of income at each level of qualifying income, as
47 provided in the table in subdivision (1) of this subsection, shall be
48 adjusted annually in a uniform manner to reflect the annual inflation
49 adjustment in Social Security income. Each such adjustment of
50 qualifying income shall be determined to the nearest one hundred
51 dollars and shall be applicable in determining the amount of grant
52 allowed under this subsection with respect to charges for rents,
53 electricity, gas, water and fuel actually paid during the preceding
54 calendar year. Each such adjustment of qualifying income shall be
55 prepared by the [Commissioner of Housing] Secretary of the Office of
56 Policy and Management in relation to the annual inflation adjustment
57 in Social Security, if any, becoming effective at any time during the
58 twelve-month period immediately preceding the first day of October
59 each year and shall be distributed to the assessors in each municipality
60 not later than the thirty-first day of December next following.

61 Sec. 4. Subsection (a) of section 12-170f of the 2022 supplement to the
62 general statutes is repealed and the following is substituted in lieu
63 thereof (*Effective July 1, 2022*):

64 (a) Any renter, believing himself or herself to be entitled to a grant
65 under section 12-170d for any calendar year, shall apply for such grant
66 to the assessor of the municipality in which the renter resides or to the
67 duly authorized agent of such assessor or municipality on or after April
68 first and not later than October first of each year with respect to such
69 grant for the calendar year preceding each such year. Such application
70 shall be made on a form prescribed and furnished by the Secretary of
71 the Office of Policy and Management or electronically in a manner
72 prescribed by the secretary. Municipalities that require notarization of a
73 landlord verification of property rental on an application under this
74 section (1) shall exempt a renter from the requirement if a landlord
75 verification for the same property rental by the same renter has been
76 previously notarized, and (2) shall not delay submission of the
77 application of an otherwise qualified renter to the Secretary of the Office
78 of Policy and Management if the renter fails to meet the deadline for
79 notarizing such landlord verification. A renter may apply to the

80 secretary prior to [December] November fifteenth of the claim year for
81 an extension of the application period. The secretary may grant such
82 extension in the case of extenuating circumstance due to illness or
83 incapacitation as evidenced by a certificate signed by a physician,
84 physician assistant or an advanced practice registered nurse to that
85 extent, or if the secretary determines there is good cause for doing so. A
86 renter making such application shall present to such assessor or agent,
87 in substantiation of the renter's application, a copy of the renter's federal
88 income tax return, and if not required to file a federal income tax return,
89 such other evidence of qualifying income, receipts for money received,
90 or cancelled checks, or copies thereof, and any other evidence the
91 assessor or such agent may require. When the assessor or agent is
92 satisfied that the applying renter is entitled to a grant, such assessor or
93 agent shall issue a certificate of grant in such form as the secretary may
94 prescribe and supply showing the amount of the grant due.

95 Sec. 5. Subsections (c) and (d) of section 7-325 of the general statutes
96 are repealed and the following is substituted in lieu thereof (*Effective*
97 *from passage*):

98 (c) The clerk of each district created pursuant to this chapter or any
99 provisions of the general statutes or any special act, shall report to the
100 town clerk of each town in which such district is located: (1) If created
101 by approval of a petition pursuant to subsection (a) of this section on or
102 after July 1, 1987, within seven days of such approval; and (2) on or
103 before July 31, 1993, and [annually thereafter for each such district,
104 irrespective of the date of creation] any time the charter or special act of
105 such district is amended. The first report filed after the creation of a
106 district shall include a list of the officers of such district, a copy of the
107 charter or special act of such district and such other information on the
108 organization and the financial status of such district as the Secretary of
109 the Office of Policy and Management may recommend. A copy of the
110 charter or special act of such district shall be included in any subsequent
111 report if such charter or special act was amended after the date of the
112 previous filing. No district, irrespective of the date of creation, created
113 by approval of a petition pursuant to subsection (a) of this section shall

114 exist as a body corporate and politic until the clerk of such district has
115 filed at least one report required by this subsection. If a district is located
116 in more than one town, the report shall be filed by the district clerk with
117 the town clerk of each town in which the district is located.

118 (d) [Any fine imposed on and after July 1, 1992, on a clerk for failure
119 to file a report required pursuant to subsection (c) of this section shall
120 be waived.] Not later than July 1, 2022, and annually thereafter, the tax
121 collector of each district shall submit a statement to the Secretary of the
122 Office of Policy and Management on a form prescribed by the secretary.
123 Such statement shall include complete information concerning the mill
124 rate and tax levy in the district for the preceding year. Any tax collector
125 who neglects to submit a true and correct statement shall forfeit one
126 hundred dollars to the state.

127 Sec. 6. Subsection (a) of section 19a-308 of the general statutes is
128 repealed and the following is substituted in lieu thereof (*Effective July 1,*
129 *2022*):

130 (a) In any town in which there is a burial ground or cemetery
131 containing more than six places of interment [and not under the control
132 or management of any currently functioning cemetery association,] that
133 has been neglected and allowed to grow up to weeds, briars and bushes,
134 or about which the fences have become broken, decayed or dilapidated,
135 the selectmen of such town may cause such burial ground or cemetery
136 to be cleared of weeds, briars and bushes, may mow the ground's lawn
137 areas and may cause its fences or walls to be repaired and kept in
138 orderly and decent condition and its memorial stones to be straightened,
139 repaired and restored.

140 Sec. 7. Section 12-62 of the general statutes is repealed and the
141 following is substituted in lieu thereof (*Effective July 1, 2022, and*
142 *applicable to assessment years commencing on or after October 1, 2023*):

143 (a) As used in this chapter:

144 (1) "Assessor" means the person responsible for establishing property

145 assessments for purposes of a town's grand list and includes a board of
146 assessors;

147 (2) "Field review" means the process by which an assessor, a member
148 of an assessor's staff or person designated by an assessor examines each
149 parcel of real property in its neighborhood setting, compares observable
150 attributes to those listed on such parcel's corresponding property
151 record, makes any necessary corrections based on such observation and
152 verifies that such parcel's attributes are accounted for in the valuation
153 being developed for a revaluation;

154 (3) "Full inspection" or "fully inspect" means to measure or verify the
155 exterior dimensions of a building or structure and to enter and examine
156 the interior of such building or structure in order to observe and record
157 or verify the characteristics and conditions thereof, provided permission
158 to enter such interior is granted by the property owner or an adult
159 occupant;

160 (4) "Planning region" has the same meaning as provided in section 4-
161 124i;

162 [(4)] (5) "Real property" means all the property described in section
163 12-64;

164 [(5)] (6) "Revaluation" or "revalue" means to establish the present true
165 and actual value of all real property in a town as of a specific assessment
166 date;

167 (7) "Revaluation zone" means one of five geographic areas in the state
168 established by the secretary utilizing the boundaries of the planning
169 regions;

170 [(6)] (8) "Secretary" means the Secretary of the Office of Policy and
171 Management, or said secretary's designee; and

172 [(7)] (9) "Town" means any town, consolidated town and city or
173 consolidated town and borough.

174 (b) (1) (A) Commencing October 1, 2006, and until September 30,
175 2023, each town shall implement a revaluation not later than the first
176 day of October that follows, by five years, the October first assessment
177 date on which the town's previous revaluation became effective,
178 provided, a town that opted to defer a revaluation, pursuant to section
179 12-62l, shall implement a revaluation not later than the first day of
180 October that follows, by five years, the October first assessment date on
181 which the town's deferred revaluation became effective. The town shall
182 use assessments derived from each such revaluation for the purpose of
183 levying property taxes for the assessment year in which such
184 revaluation is effective and for each assessment year that follows until
185 the ensuing revaluation becomes effective.

186 (B) Commencing October 1, 2023, (i) each town shall implement a
187 revaluation not later than the first day of October that follows, by five
188 years, an October first assessment date set in accordance with a
189 revaluation date schedule prescribed by the secretary for each
190 revaluation zone, (ii) any town's required revaluation subsequent to any
191 delayed revaluation implemented pursuant to subparagraph (A) of this
192 subdivision shall be implemented in accordance with this section, and
193 (iii) any such revaluation subsequent to any delayed revaluation or
194 revaluation implemented prior to such scheduled date shall
195 recommence on the date set in such revaluation date schedule
196 prescribed for the revaluation zone in which such town is located, which
197 revaluation date schedule applied to such town prior to such delay or
198 scheduled date. The town shall use assessments derived from each such
199 revaluation for the purpose of levying property taxes for the assessment
200 year in which such revaluation is effective and for each assessment year
201 that follows until the ensuing revaluation becomes effective.

202 (2) When conducting a revaluation, an assessor shall use generally
203 accepted mass appraisal methods which may include, but need not be
204 limited to, the market sales comparison approach to value, the cost
205 approach to value and the income approach to value. Prior to the
206 completion of each revaluation, the assessor shall conduct a field
207 review. Except in a town that has a single assessor, the members of the

208 board of assessors shall approve, by majority vote, all valuations
209 established for a revaluation.

210 (3) An assessor, member of an assessor's staff or person designated
211 by an assessor may, at any time, fully inspect any parcel of improved
212 real property in order to ascertain or verify the accuracy of data listed
213 on the assessor's property record for such parcel. Except as provided in
214 subdivision (4) of this subsection, the assessor shall fully inspect each
215 such parcel once in every ten assessment years, provided, if the full
216 inspection of any such parcel occurred in an assessment year preceding
217 that commencing October 1, 1996, the assessor shall fully inspect such
218 parcel not later than the first day of October of 2009, and shall thereafter
219 fully inspect such parcel in accordance with this section. Nothing in this
220 subsection shall require the assessor to fully inspect all of a town's
221 improved real property parcels in the same assessment year and in no
222 case shall an assessor be required to fully inspect any such parcel more
223 than once during every ten assessment years.

224 (4) An assessor may, at any time during the period in which a full
225 inspection of each improved parcel of real property is required, send a
226 questionnaire to the owner of such parcel to (A) obtain information
227 concerning the property's acquisition, and (B) obtain verification of the
228 accuracy of data listed on the assessor's property record for such parcel.
229 An assessor shall develop and institute a quality assurance program
230 with respect to responses received to such questionnaires. If satisfied
231 with the results of said program concerning such questionnaires, the
232 assessor may fully inspect only those parcels of improved real property
233 for which satisfactory verification of data listed on the assessor's
234 property record has not been obtained and is otherwise unavailable. The
235 full inspection requirement in subdivision (3) of this subsection shall not
236 apply to any parcel of improved real property for which the assessor
237 obtains satisfactory verification of data listed on the assessor's property
238 record.

239 (c) The following shall be available for public inspection in the
240 assessor's office, in the manner provided for access to public records in

241 subsection (a) of section 1-210, not later than the date written notices of
242 real property valuations are mailed in accordance with subsection (f) of
243 this section: (1) Any criteria, guidelines, price schedules or statement of
244 procedures used in such revaluation by the assessor or by any
245 revaluation company that the assessor designates to perform mass
246 appraisal or field review functions, all of which shall continue to be
247 available for public inspection until the town's next revaluation becomes
248 effective; and (2) a compilation of all real property sales in each
249 neighborhood for the twelve months preceding the date on which each
250 revaluation is effective, the selling prices of which are representative of
251 the fair market values of the properties sold, which compilation shall
252 continue to be available for public inspection for a period of not less than
253 twelve months immediately following a revaluation's effective date. If
254 the assessor changes any property valuation as determined by the
255 revaluation company, the assessor shall document, in writing, the
256 reason for such change and shall append such written explanation to the
257 property card for the real estate parcel whose revaluation was changed.
258 Nothing in this subsection shall be construed to permit the assessor to
259 post a plan or drawing of a dwelling unit of a residential property's
260 interior on the Internet or to otherwise publish such plan or drawing.

261 (d) (1) The chief executive officer of a town shall notify the Secretary
262 of the Office of Policy and Management that the town is effecting a
263 revaluation by sending a written notice to the secretary not later than
264 thirty days after the date on which such town's assessor signs a grand
265 list that reflects assessments of real property derived from a revaluation.
266 Any town that fails to effect a revaluation for the assessment date
267 required by this section shall be subject to a penalty effective for the
268 fiscal year commencing on the first day of July following such
269 assessment date, and continuing for each successive fiscal year in which
270 the town fails to levy taxes on the basis of such revaluation, provided
271 the secretary shall not impose such penalty with respect to any
272 assessment year in which the provisions of subsection (b) of section 12-
273 117 are applicable. Such penalty shall be the forfeit of the amount
274 otherwise allocable to such town pursuant to section 7-536, and the loss
275 of fifty per cent of the amount of the grant that is payable to such town

276 pursuant to sections 3-55i, 3-55j and 3-55k. Upon imposing said penalty,
277 the secretary shall notify the chief executive officer of the amount of the
278 town's forfeiture for said fiscal year and that the secretary's certification
279 to the State Comptroller for the payments of such grant in said year shall
280 reflect the required reduction.

281 (2) The secretary may waive such penalty if, in the secretary's
282 opinion, there appears to be reasonable cause for the town not having
283 implemented a revaluation for the required assessment date, provided
284 the chief executive officer of the town submits a written request for such
285 waiver. Reasonable cause shall include: (A) An extraordinary
286 circumstance or an act of God, (B) the failure on the part of any
287 revaluation company to complete its contractual duties in a time and
288 manner allowing for the implementation of such revaluation, and
289 provided the town imposed the sanctions for such failure provided in a
290 contract executed with said company, (C) the assessor's death or
291 incapacitation during the conduct of a revaluation, which results in a
292 delay of its implementation, or (D) an order by the superior court for the
293 judicial district in which the town is located postponing such
294 revaluation, or the potential for such an order with respect to a
295 proceeding brought before said court. The chief executive officer shall
296 submit such written request to the secretary not earlier than thirty
297 business days after the date on which the assessor signs a grand list that
298 does not reflect real property assessments based on values established
299 for such required revaluation, and not later than thirty days preceding
300 the July first commencement date of the fiscal year in which said penalty
301 is applicable. Such request shall include the reason for the failure of the
302 town to comply with the provisions of subsection (b) of this section. The
303 chief executive officer of such town shall promptly provide any
304 additional information regarding such failure that the secretary may
305 require. Not later than sixty days after receiving such request and any
306 such additional information, the secretary shall notify the chief
307 executive officer of the secretary's decision to grant or deny the waiver
308 requested, provided the secretary may delay a decision regarding a
309 waiver related to a potential court order until not later than sixty days
310 after the date such court renders the decision. The secretary shall not

311 grant a penalty waiver under the provisions of this subsection with
312 respect to consecutive years unless the General Assembly approves such
313 action.

314 (e) When conducting a revaluation, an assessor may designate a
315 revaluation company certified in accordance with section 12-2b, as
316 amended by this act, to perform [property] parcel data collection,
317 analysis of such data and any mass appraisal valuation or field review
318 functions, pursuant to a method or methods the assessor approves, and
319 may require such company to prepare and mail the valuation notices
320 required by subsection (f) of this section, provided nothing in this
321 subsection shall relieve any assessor of any other requirement relating
322 to such revaluation imposed by any provisions of the general statutes,
323 any public or special act, the provisions of any municipal charter that
324 are not inconsistent with the requirements of this section, or any
325 regulations adopted pursuant to subsection (g) of this section.

326 (f) Not earlier than the assessment date that is the effective date of a
327 revaluation and not later than the tenth calendar day immediately
328 following the date on which the grand list for said assessment date is
329 signed, the assessor shall mail a written notice to the last-known address
330 of the owner of each parcel of real property that was revalued. Such
331 notice shall include the valuation of such parcel as of said assessment
332 date and the valuation of such parcel in the last-preceding assessment
333 year, and shall provide information describing the property owner's
334 rights to appeal the valuation established for said assessment date,
335 including the manner in which an appeal may be filed with the board of
336 assessment appeals.

337 (g) The secretary shall adopt regulations, in accordance with the
338 provisions of chapter 54, which an assessor shall use when conducting
339 a revaluation. Such regulations shall include (1) provisions governing
340 the management of the revaluation process, including, but not limited
341 to, the method of compiling and maintaining property records,
342 documenting the assessment year during which a full inspection of each
343 parcel of improved real property occurs, and the method of determining

344 real property sales data in support of the mass appraisal process, and
345 (2) provisions establishing criteria for measuring the level and
346 uniformity of assessments generated from a revaluation, provided such
347 criteria shall be applicable to different classes of real property with
348 respect to which a sufficient number of property sales exist. Certification
349 of compliance with not less than one of said regulatory provisions shall
350 be required for each revaluation and the assessor shall, not later than the
351 date on which the grand list reflecting assessments of real property
352 derived from a revaluation is signed, certify to the secretary and the
353 chief executive officer, in writing, that the revaluation was conducted in
354 accordance with said regulatory requirement. Any town effecting a
355 revaluation with respect to which an assessor is unable to certify such
356 compliance shall be subject to the penalty provided in subsection (d) of
357 this section. In the event the assessor designates a revaluation company
358 to perform mass appraisal valuation or field review functions with
359 respect to a revaluation, the assessor and the employee of said company
360 responsible for such function or functions shall jointly sign such
361 certification. The assessor shall retain a copy of such certification and
362 any data in support thereof in the assessor's office. The provisions of
363 subsection (c) of this section concerning the public inspection of criteria,
364 guidelines, price schedules or statement of procedures used in a
365 revaluation shall be applicable to such certification and supporting data.

366 (h) This section shall require the revaluation of real property (1)
367 designated within the 1983 Settlement boundary and taken into trust by
368 the federal government for the Mashantucket Pequot Tribal Nation
369 before June 8, 1999, or (2) taken into trust by the federal government for
370 the Mohegan Tribe of Indians of Connecticut.

371 (i) Each assessor shall file with the secretary parcel data from each
372 revaluation implemented pursuant to this section upon forms
373 prescribed and furnished by the secretary, which forms shall be so
374 prescribed and furnished not later than thirty days prior to the date set
375 by such secretary for such filing.

376 Sec. 8. Section 12-62g of the general statutes is repealed and the

377 following is substituted in lieu thereof (*Effective October 1, 2022*):

378 In conjunction with each municipal revaluation of property in
379 accordance with section 12-62, as amended by this act, each
380 municipality shall increase (1) the amount of the exemption granted
381 pursuant to subdivisions (19), (20), (21), (22), (23), (24), (25) and (26) of
382 section 12-81, and (2) the amount of the exemption that each
383 municipality may allow pursuant to section 12-81f, for such year and for
384 each subsequent assessment year by multiplying the amount of
385 exemption in each of said subdivisions by a multiplier determined by
386 dividing the net taxable grand list for such year of revaluation by the net
387 taxable grand list of the last year prior to such revaluation and rounding
388 off the product to the nearest integer.

389 Sec. 9. Subsection (c) of section 12-55 of the general statutes is
390 repealed and the following is substituted in lieu thereof (*Effective October*
391 *1, 2022*):

392 (c) Each notice of assessment increase sent pursuant to this section
393 shall include: (1) The gross valuation, net valuation and any exempt
394 amounts prior to and after such increase; and (2) information describing
395 the manner in which an appeal may be filed with the board of
396 assessment appeals. If a notice of assessment increase affects the value
397 of personal property and the assessor or board of assessors used a
398 methodology to determine such value that differs from the
399 methodology previously used, such notice shall include a statement
400 concerning such change in methodology, which shall indicate the
401 current methodology and the one that the assessor or assessors used for
402 the valuation prior to such increase. Each such notice shall be mailed not
403 earlier than the assessment date and not later than the tenth calendar
404 day immediately following the date on which the assessor or board of
405 assessors signs and attests to the grand list. If any such assessment
406 increase notice is sent later than the time period prescribed in this
407 subsection, such increase shall become effective on the next succeeding
408 grand list.

409 Sec. 10. Section 12-89 of the general statutes is repealed and the

410 following is substituted in lieu thereof (*Effective October 1, 2022, and*
411 *applicable to assessment years commencing on or after October 1, 2022*):

412 (a) The assessor or board of assessors of each town, consolidated
413 town and city or consolidated town and borough shall inspect the
414 statements and applications filed [with it and required by] pursuant to
415 sections 12-81 and 12-87 [from scientific, educational, literary, historical,
416 charitable, agricultural and cemetery organizations, shall] and
417 determine what part, if any, of the property claimed to be exempt [by
418 the organization shall be] is in fact exempt. [and] The assessor or board
419 of assessors shall place a valuation upon all such property, if any, as is
420 found to be taxable, provided any property acquired by any tax-exempt
421 organization after the first day of October shall first become exempt on
422 the assessment date next succeeding the date of acquisition.

423 (b) Upon the denial in whole or in part of a statement or application
424 inspected pursuant to subsection (a) of this section, the assessor or board
425 of assessors shall mail a written notice of such denial to the last known
426 address of the taxpayer or organization. Such notice shall be mailed not
427 earlier than the assessment date and not later than the tenth calendar
428 day immediately following the date on which the assessor or board of
429 assessors signs and attests to the grand list pursuant to section 12-55, as
430 amended by this act. Such notice shall include (1) the gross assessed
431 valuation of the property, the amounts of any exemption granted and
432 the net taxable valuation of the property, and (2) a statement that the
433 taxpayer or organization may appeal the decision of the assessor or
434 board of assessors pursuant to subsection (c) of this section.

435 (c) Any taxpayer or organization filing a tax-exempt statement or
436 application for exemption, aggrieved at the action of the assessor or
437 board of assessors, may appeal, within the time prescribed by law for
438 such appeals, to the board of assessment appeals. Any such taxpayer or
439 organization claiming to be aggrieved by the action of the board of
440 assessment appeals may, within two months from the time of such
441 action, make application in the nature of an appeal therefrom to the
442 superior court for the judicial district in which such property is situated.

443 Sec. 11. Subsection (f) of section 4-66l of the 2022 supplement to the
444 general statutes is repealed and the following is substituted in lieu
445 thereof (*Effective July 1, 2022*):

446 (f) (1) Except as provided in subdivision (2) of this subsection, for the
447 fiscal year ending June 30, 2018, and each fiscal year thereafter, the
448 amount of the grant payable to a municipality in any year in accordance
449 with subsection (d) of this section shall be reduced if such municipality
450 increases its adopted budget expenditures for such fiscal year above a
451 cap equal to the amount of adopted budget expenditures authorized for
452 the previous fiscal year by 2.5 per cent or more or the rate of inflation,
453 whichever is greater. Such reduction shall be in an amount equal to fifty
454 cents for every dollar expended over the cap set forth in this subsection.
455 For the purposes of this section, (A) "municipal spending" does not
456 include expenditures for debt service, special education,
457 implementation of court orders or arbitration awards, expenditures
458 associated with a major disaster or emergency declaration by the
459 President of the United States, a disaster emergency declaration issued
460 by the Governor pursuant to chapter 517 or any disbursement made to
461 a district pursuant to subsection (c) or (e) of this section, budgeting for
462 an audited deficit, nonrecurring grants, capital expenditures or
463 payments on unfunded pension liabilities, (B) "adopted budget
464 expenditures" includes expenditures from a municipality's general fund
465 and expenditures from any nonbudgeted funds, and (C) "capital
466 expenditure" means a nonrecurring capital expenditure of one hundred
467 thousand dollars or more. Each municipality shall annually certify to
468 the secretary, on a form prescribed by said secretary, whether such
469 municipality has exceeded the cap set forth in this subsection and if so
470 the amount by which the cap was exceeded, except that in any fiscal year
471 for which the secretary publishes a list of payments made to
472 municipalities by state agencies on the Internet web site of the Office of
473 Policy and Management, such certification shall not be required.

474 (2) For the fiscal year ending June 30, 2018, and each fiscal year
475 thereafter, the amount of the grant payable to a municipality in any year
476 in accordance with subsection (d) of this section shall not be reduced in

477 the case of a municipality whose adopted budget expenditures exceed
478 the cap set forth in subdivision (1) of this subsection by an amount
479 proportionate to any increase to its municipal population from the
480 previous fiscal year, as determined by the secretary.

481 Sec. 12. Subsection (d) of section 12-129b of the general statutes is
482 repealed and the following is substituted in lieu thereof (*Effective July 1,*
483 *2022*):

484 (d) If any person with respect to whom a claim for tax relief in
485 accordance with this section and section 12-129c has been approved for
486 any assessment year transfers, assigns, grants or otherwise conveys
487 subsequent to the first day of October, but prior to the first day of
488 August in such assessment year the interest in real property to which
489 such claim for tax relief is related, regardless of whether such transfer,
490 assignment, grant or conveyance is voluntary or involuntary, the
491 amount of such tax relief benefit, determined as the amount by which
492 the tax payable without benefit of this section exceeds the tax payable
493 under the provisions of this section, shall be a pro rata portion of the
494 amount otherwise applicable in such assessment year to be determined
495 by a fraction the numerator of which shall be the number of full months
496 from the first day of October in such assessment year to the date of such
497 conveyance and the denominator of which shall be twelve. If such
498 conveyance occurs in the month of October the grantor shall be
499 disqualified for such tax relief in such assessment year. The grantee shall
500 be required within a period not exceeding ten days immediately
501 following the date of such conveyance to notify the assessor thereof, or
502 in the absence of such notice, upon determination by the assessor that
503 such transfer, assignment, grant or conveyance has occurred, the
504 assessor shall (1) determine the amount of tax relief benefit to which the
505 grantor is entitled for such assessment year with respect to the interest
506 in real property conveyed and notify the tax collector of the reduced
507 amount of such benefit, and (2) notify the Secretary of the Office of
508 Policy and Management on or before the October first next following
509 the end of the assessment year in which such conveyance occurs of the
510 reduction in such benefit for purposes of a corresponding adjustment in

511 the amount of state payment to the municipality next following as
512 reimbursement for the revenue loss related to such tax relief. On or after
513 December 1, 1989, any municipality which neglects to transmit to the
514 Secretary of the Office of Policy and Management the adjustment as
515 required by this section shall forfeit two hundred fifty dollars to the
516 state, provided said secretary may waive such forfeiture in accordance
517 with procedures and standards adopted by regulation in accordance
518 with chapter 54. Upon receipt of such notice from the assessor, the tax
519 collector shall, if such notice is received after the tax due date in the
520 municipality, [within ten days thereafter] not later than thirty days after
521 such receipt, mail or hand a bill to the grantee stating the additional
522 amount of tax due as determined by the assessor or assessors. Such tax
523 shall be due and payable and collectible as other property taxes and
524 subject to the same liens and processes of collection, provided such tax
525 shall be due and payable in an initial or single installment not sooner
526 than thirty days after the date such bill is mailed or handed to the
527 grantee and in equal amounts in any remaining, regular installments as
528 the same are due and payable.

529 Sec. 13. Subsection (i) of section 12-170aa of the 2022 supplement to
530 the general statutes is repealed and the following is substituted in lieu
531 thereof (*Effective July 1, 2022*):

532 (i) If any person with respect to whom a claim for tax reduction in
533 accordance with this section has been approved for any assessment year
534 transfers, assigns, grants or otherwise conveys on or after the first day
535 of October but prior to the first day of August in such assessment year
536 the interest in real property to which such claim for tax credit is related,
537 regardless of whether such transfer, assignment, grant or conveyance is
538 voluntary or involuntary, the amount of such tax credit shall be a pro
539 rata portion of the amount otherwise applicable in such assessment year
540 to be determined by a fraction the numerator of which shall be the
541 number of full months from the first day of October in such assessment
542 year to the date of such conveyance and the denominator of which shall
543 be twelve. If such conveyance occurs in the month of October the
544 grantor shall be disqualified for tax credit in such assessment year. The

545 grantee shall be required within a period not exceeding ten days
546 immediately following the date of such conveyance to notify the
547 assessor thereof by mail or electronic mail, in a manner prescribed by
548 the assessor, or in the absence of such notice, upon determination by the
549 assessor that such transfer, assignment, grant or conveyance has
550 occurred, the assessor shall (1) determine the amount of tax reduction to
551 which the grantor is entitled for such assessment year with respect to
552 the interest in real property conveyed and notify the tax collector of the
553 reduced amount of tax reduction applicable to such interest, and (2)
554 notify the Secretary of the Office of Policy and Management on or before
555 the October first immediately following the end of the assessment year
556 in which such conveyance occurs of the reduction in such tax reduction
557 for purposes of a corresponding adjustment in the amount of state
558 payment to the municipality next following as reimbursement for the
559 revenue loss related to such tax reductions. On or after December 1,
560 1987, any municipality which neglects to transmit to the Secretary of the
561 Office of Policy and Management the claim as required by this section
562 shall forfeit two hundred fifty dollars to the state provided the secretary
563 may waive such forfeiture in accordance with procedures and standards
564 established by regulations adopted in accordance with chapter 54. Upon
565 receipt of such notice from the assessor, the tax collector shall, if such
566 notice is received after the tax due date in the municipality, [within ten
567 days thereafter] not later than thirty days after such receipt, mail, hand
568 or deliver by electronic mail, at the grantee's option, a bill to the grantee
569 stating the additional amount of tax due as determined by the assessor.
570 Such tax shall be due and payable and collectible as other property taxes
571 and subject to the same liens and processes of collection, provided such
572 tax shall be due and payable in an initial or single installment not sooner
573 than thirty days after the date such bill is mailed or handed to the
574 grantee and in equal amounts in any remaining, regular installments as
575 the same are due and payable.

576 Sec. 14. Section 12-129 of the general statutes is repealed and the
577 following is substituted in lieu thereof (*Effective July 1, 2022*):

578 Any person, firm or corporation who pays any property tax in excess

579 of the principal of such tax as entered in the rate book of the tax collector
580 and covered by his warrant therein, or in excess of the legal interest,
581 penalty or fees pertaining to such tax, or who pays a tax from which the
582 payor is by statute exempt and entitled to an abatement, or who, by
583 reason of a clerical error on the part of the assessor or board of
584 assessment appeals, pays a tax in excess of that which should have been
585 assessed against his property, or who is entitled to a refund because of
586 the issuance of a certificate of correction, may make application in
587 writing to the collector of taxes for the refund of such amount. Such
588 application shall be delivered or postmarked by the later of (1) three
589 years from the date such tax was due, (2) such extended deadline as the
590 municipality may, by ordinance, establish, or (3) ninety days after the
591 deletion of any item of tax assessment by a final court order or pursuant
592 to subdivision (3) of subsection (c) of section 12-53, subsection (b) of
593 section 12-57, as amended by this act, or section 12-113. Such application
594 shall contain a recital of the facts and shall state the amount of the refund
595 requested. The collector shall, after examination of such application,
596 refer the same, with his recommendations thereon, to the board of
597 selectmen in a town or to the corresponding authority in any other
598 municipality, and shall certify to the amount of refund, if any, to which
599 the applicant is entitled. The existence of another tax delinquency or
600 other debt owed by the same person, firm or corporation shall be
601 sufficient grounds for denying the application. Upon such denial, any
602 overpayment shall be applied to such delinquency or other debt. Upon
603 receipt of such application and certification, the selectmen or such other
604 authority shall draw an order upon the treasurer in favor of such
605 applicant for the amount of refund so certified. Any action taken by such
606 selectmen or such other authority shall be a matter of record, and the tax
607 collector shall be notified in writing of such action. Upon receipt of
608 notice of such action, the collector shall make in his rate book a notation
609 which will date, describe and identify each such transaction. Each tax
610 collector shall, at the end of each fiscal year, prepare a statement
611 showing the amount of each such refund, to whom made and the reason
612 therefor. Such statement shall be published in the annual report of the
613 municipality or filed in the town clerk's office within sixty days of the

614 end of the fiscal year. Any payment for which no timely application is
615 made or granted under this section shall permanently remain the
616 property of the municipality. Nothing in this section shall be construed
617 to allow a refund based upon an error of judgment by the assessors.
618 Notwithstanding the provisions of this section, the legislative body of a
619 municipality may, by ordinance, authorize the tax collector to retain
620 payments in excess of the amount due provided the amount of the
621 excess payment is less than five dollars.

622 Sec. 15. Subsection (b) of section 12-57 of the general statutes is
623 repealed and the following is substituted in lieu thereof (*Effective July 1,*
624 *2022*):

625 (b) When it has been determined by the assessors of a municipality,
626 at any time, that a motor vehicle registered with the Department of
627 Motor Vehicles has been assessed when it should not have been, the
628 assessors shall issue a certificate of correction removing such vehicle
629 from the list of the person who was assessed in error, and, if such vehicle
630 should have been subject to taxation for the same taxing period on the
631 grand list of another municipality in this state, the assessors shall
632 promptly notify, in writing, the assessors of the municipality where the
633 vehicle should be properly assessed and taxed, and the assessors of such
634 municipality shall assess such vehicle and shall thereupon issue a
635 certificate of correction adding such vehicle to the list of the person
636 owning such vehicle, and the tax thereon shall be levied and collected
637 by the tax collector. Upon the issuance of a certificate of correction, any
638 person taxed in error may make application in writing to the tax
639 collector for the refund of the erroneously collected amount pursuant to
640 section 12-129, as amended by this act.

641 Sec. 16. Subsection (e) of section 12-81a of the general statutes is
642 repealed and the following is substituted in lieu thereof (*Effective July 1,*
643 *2022*):

644 (e) Upon receipt of such notice from the assessor, the tax collector of
645 the town shall, if such notice is received after the normal billing date,
646 [within ten days thereafter] not later than thirty days after such receipt,

647 mail or hand a bill to the purchaser based upon an amount prorated by
648 the assessor. Such tax shall be due and payable and collectible as other
649 municipal taxes and subject to the same liens and processes of collection;
650 provided such tax shall be due and payable in an initial or single
651 installment due and payable not sooner than thirty days after the date
652 such bill is mailed or handed to the purchaser, and in any remaining,
653 regular installments, as the same are due and payable, and the several
654 installments of a tax so due and payable shall be equal.

655 Sec. 17. Section 12-128 of the general statutes is repealed and the
656 following is substituted in lieu thereof (*Effective July 1, 2022*):

657 The amount of any tax which has been collected erroneously from
658 any person who has served in the Army, Navy, Marine Corps, Coast
659 Guard or Air Force of the United States, or from his relative, as specified
660 in section 12-81, may be recovered from the municipality to which the
661 same has been paid at any time within six years from the date of such
662 payment upon presentation of a claim therefor to the [collector of taxes]
663 assessor. The [collector] assessor shall examine such claim and, upon
664 finding the claimant entitled thereto, shall [certify to that effect to the
665 selectmen of such town or other proper official of such municipality.
666 Upon receipt of such certification, the selectmen or other proper official
667 shall draw an order upon the treasurer in favor of such claimant for the
668 amount, without interest, to which such claimant is entitled] issue a
669 certificate of correction. Upon the issuance of a certificate of correction,
670 any person taxed in error may make application in writing to the
671 collector of taxes for the refund of the erroneously taxed amount. Such
672 application shall contain a recital of the facts and the amount of the
673 refund requested. The tax collector shall, after examination of such
674 application, refer the same, with the tax collector's recommendations
675 thereon, to the board of selectmen in a town or corresponding authority
676 in any other municipality and certify to the amount of refund, without
677 interest, to which the person is entitled. Any payment for which no
678 timely application is made or granted under this section shall be the
679 property of the municipality.

680 Sec. 18. Section 12-18b of the 2022 supplement to the general statutes
681 is repealed and the following is substituted in lieu thereof (*Effective July*
682 *1, 2022*):

683 (a) For the purposes of this section:

684 (1) "College and hospital property" means all real property described
685 in subsection (a) of section 12-20a;

686 [(2) "District" has the same meaning as provided in section 7-324;]

687 [(3)] (2) "Equalized net grand list per capita" means the grand list of a
688 municipality upon which taxes were levied for the general expenses of
689 such municipality three years prior to the fiscal year in which a grant
690 under this section is to be paid, equalized in accordance with the
691 provisions of section 10-261a and divided by the total population of such
692 municipality;

693 [(4)] (3) "Municipality" means any town, city, borough, consolidated
694 town and city and consolidated town and borough;

695 [(5)] (4) "State, municipal or tribal property" means all real property
696 described in subsection (a) of section 12-19a;

697 [(6)] (5) "Tier one municipality" means a municipality with an
698 equalized net grand list per capita of less than one hundred thousand
699 dollars;

700 [(7)] (6) "Tier two municipality" means a municipality with an
701 equalized net grand list per capita of one hundred thousand dollars to
702 two hundred thousand dollars; and

703 [(8)] (7) "Tier three municipality" means a municipality with an
704 equalized net grand list per capita of greater than two hundred
705 thousand dollars.

706 (b) Notwithstanding the provisions of sections 12-19a and 12-20a, on
707 or before May thirtieth, annually, all funds appropriated for state grants
708 in lieu of taxes shall be payable to municipalities and fire districts

709 pursuant to the provisions of this section. On or before January first,
710 annually, the Secretary of the Office of Policy and Management shall
711 determine the amount due, as a state grant in lieu of taxes, to each
712 municipality and fire district in this state wherein college and hospital
713 property is located and to each municipality and fire district in this state
714 wherein state, municipal or tribal property, except that which was
715 acquired and used for highways and bridges, but not excepting
716 property acquired and used for highway administration or maintenance
717 purposes, is located. Such determination shall be calculated based on
718 assessed values provided to the Office of Policy and Management prior
719 to the preceding April first, pursuant to section 12-19b, as amended by
720 this act.

721 (1) The grant payable to any municipality or fire district for state,
722 municipal or tribal property under the provisions of this section in the
723 fiscal year ending June 30, 2022, and each fiscal year thereafter, shall be
724 equal to the total of:

725 (A) One hundred per cent of the property taxes that would have been
726 paid with respect to any facility designated by the Commissioner of
727 Correction, on or before August first of each year, to be a correctional
728 facility administered under the auspices of the Department of
729 Correction or a juvenile detention center under direction of the
730 Department of Children and Families that was used for incarcerative
731 purposes during the preceding fiscal year. If a list containing the name
732 and location of such designated facilities and information concerning
733 their use for purposes of incarceration during the preceding fiscal year
734 is not available from the Secretary of the State on August first of any
735 year, the Commissioner of Correction shall, on said date, certify to the
736 Secretary of the Office of Policy and Management a list containing such
737 information;

738 (B) One hundred per cent of the property taxes that would have been
739 paid with respect to that portion of the John Dempsey Hospital located
740 at The University of Connecticut Health Center in Farmington that is
741 used as a permanent medical ward for prisoners under the custody of

742 the Department of Correction. Nothing in this section shall be construed
743 as designating any portion of The University of Connecticut Health
744 Center John Dempsey Hospital as a correctional facility;

745 (C) One hundred per cent of the property taxes that would have been
746 paid on any land designated within the 1983 Settlement boundary and
747 taken into trust by the federal government for the Mashantucket Pequot
748 Tribal Nation on or after June 8, 1999;

749 (D) One hundred per cent of the property taxes that would have been
750 paid with respect to the property and facilities owned by the
751 Connecticut Port Authority;

752 (E) Subject to the provisions of subsection (c) of section 12-19a, sixty-
753 five per cent of the property taxes that would have been paid with
754 respect to the buildings and grounds comprising Connecticut Valley
755 Hospital and Whiting Forensic Hospital in Middletown;

756 (F) With respect to any municipality in which more than fifty per cent
757 of the property is state-owned real property, one hundred per cent of
758 the property taxes that would have been paid with respect to such state-
759 owned property;

760 (G) Forty-five per cent of the property taxes that would have been
761 paid with respect to all municipally owned airports; except for the
762 exemption applicable to such property, on the assessment list in such
763 municipality for the assessment date two years prior to the
764 commencement of the state fiscal year in which such grant is payable.
765 The grant provided pursuant to this section for any municipally owned
766 airport shall be paid to any municipality in which the airport is located,
767 except that the grant applicable to Sikorsky Airport shall be paid one-
768 half to the town of Stratford and one-half to the city of Bridgeport;

769 (H) One hundred per cent of the property taxes that would have been
770 paid with respect to any land designated within the 1983 Settlement
771 boundary and taken into trust by the federal government for the
772 Mashantucket Pequot Tribal Nation prior to June 8, 1999, or taken into

773 trust by the federal government for the Mohegan Tribe of Indians of
774 Connecticut, provided the real property subject to this subparagraph
775 shall be the land only, and shall not include the assessed value of any
776 structures, buildings or other improvements on such land; and

777 (I) Forty-five per cent of the property taxes that would have been paid
778 with respect to all other state-owned real property.

779 (2) The grant payable to any municipality or fire district for college
780 and hospital property under the provisions of this section in the fiscal
781 year ending June 30, 2017, and each fiscal year thereafter, shall be equal
782 to the total of seventy-seven per cent of the property taxes that, except
783 for any exemption applicable to any college and hospital property under
784 the provisions of section 12-81, would have been paid with respect to
785 college and hospital property on the assessment list in such municipality
786 or fire district for the assessment date two years prior to the
787 commencement of the state fiscal year in which such grant is payable.

788 (c) The Secretary of the Office of Policy and Management shall list
789 municipalities, boroughs and fire districts based on the equalized net
790 grand list per capita. Boroughs and fire districts shall have the same
791 equalized net grand list per capita as the town, city, consolidated town
792 and city or consolidated town and borough in which such borough or
793 fire district is located.

794 (d) For the fiscal year ending June 30, 2022, and each fiscal year
795 thereafter:

796 (1) The total amount of the grants paid to a municipality or fire
797 district pursuant to the provisions of this subsection shall not be lower
798 than the total amount of the payment in lieu of taxes grants received by
799 such municipality or fire district for the fiscal year ending June 30, 2021.

800 (2) If the total of grants payable to each municipality and fire district
801 in accordance with the provisions of subsection (b) of this section
802 exceeds the amount appropriated for the purposes of said subsection for
803 a fiscal year:

804 (A) Each tier one municipality shall receive fifty per cent of the grant
805 amount payable to such municipality as calculated under subsection (b)
806 of this section;

807 (B) Each tier two municipality shall receive forty per cent of the grant
808 amount payable to such municipality as calculated under subsection (b)
809 of this section; and

810 (C) Each tier three municipality shall receive thirty per cent of the
811 grant amount payable to such municipality as calculated under
812 subsection (b) of this section.

813 (3) Each municipality designated as an alliance district pursuant to
814 section 10-262u or in which more than fifty per cent of the property is
815 state-owned real property shall be classified as a tier one municipality.

816 (4) Each fire district shall receive the same percentage of the grant
817 amount payable to the municipality in which it is located.

818 (5) (A) If the total of grants payable to each municipality and fire
819 district in accordance with the provisions of subsection (b) of this section
820 exceeds the amount appropriated for the purposes of said subsection,
821 but such appropriated amount exceeds the amount required for grants
822 payable to each municipality and fire district in accordance with the
823 provisions of subdivisions (1) to (4), inclusive, of this subsection, the
824 amount of the grant payable to each municipality and fire district shall
825 be increased proportionately.

826 (B) If the total of grants payable to each municipality and fire district
827 in accordance with the provisions of subdivisions (1) to (4), inclusive, of
828 this subsection exceeds the amount appropriated for the purposes of
829 said subdivisions, the amount of the grant payable to each municipality
830 and fire district shall be reduced proportionately, except that no grant
831 shall be reduced below the amount set forth in subdivision (1) of this
832 subsection.

833 (e) Notwithstanding the provisions of subsections (a) to (d), inclusive,
834 of this section:

835 (1) The grant payable to any municipality or fire district with respect
836 to a campus of the United States Department of Veterans Affairs
837 Connecticut Healthcare Systems shall be one hundred per cent;

838 (2) For any municipality receiving payments under section 15-120ss,
839 property located in such municipality at Bradley International Airport
840 shall not be included in the calculation of any state grant in lieu of taxes
841 pursuant to this section; and

842 (3) The city of Bridgeport shall be due five million dollars, on or
843 before the thirtieth day of September, annually, which amount shall be
844 in addition to the amount due such city pursuant to the provisions of
845 subsections (b) or (d) of this section.

846 (f) For purposes of this section, any real property that is owned by the
847 John Dempsey Hospital Finance Corporation established pursuant to
848 the provisions of sections 10a-250 to 10a-263, inclusive, or by one or
849 more subsidiary corporations established pursuant to subdivision (13)
850 of section 10a-254 and that is free from taxation pursuant to the
851 provisions of section 10a-259 shall be deemed to be state-owned real
852 property.

853 Sec. 19. Subsection (a) of section 12-19b of the 2022 supplement to the
854 general statutes is repealed and the following is substituted in lieu
855 thereof (*Effective July 1, 2022*):

856 (a) Not later than April first in any assessment year, any town,
857 borough or fire district [, as defined in section 7-324,] to which a grant is
858 payable under the provisions of section 12-18b, as amended by this act,
859 or 12-19a shall provide the Secretary of the Office of Policy and
860 Management with the assessed valuation of the real property eligible
861 therefor as of the first day of October immediately preceding, adjusted
862 in accordance with any gradual increase in or deferment of assessed
863 values of real property implemented in accordance with section 12-62c,
864 which is required for computation of such grant. Any town, borough or
865 fire district that neglects to transmit to the secretary the assessed
866 valuation as required by this section shall forfeit two hundred fifty

dollars to the state, provided the secretary may waive such forfeiture in accordance with procedures and standards adopted by regulation in accordance with chapter 54. Said secretary may, on or before the first day of August of the state fiscal year in which such grant is payable, reevaluate any such property when, in the secretary's judgment, the valuation is inaccurate and shall notify such town, borough or fire district of such reevaluation by certified or registered mail. Any town, borough or fire district aggrieved by the action of the secretary under the provisions of this section may, not later than ten business days following receipt of such notice, appeal to the secretary for a hearing concerning such reevaluation. Such appeal shall be in writing and shall include a statement as to the reasons for such appeal. The secretary shall, not later than ten business days following receipt of such appeal, grant or deny such hearing by notification in writing, including in the event of a denial, a statement as to the reasons for such denial. Such notification shall be sent by certified or registered mail. If any town, borough or fire district is aggrieved by the action of the secretary following such hearing or in denying any such hearing, the town, borough or fire district may not later than ten business days after receiving such notice, appeal to the superior court for the judicial district wherein such town, borough or fire district is located. Any such appeal shall be privileged.

Sec. 20. Subdivision (1) of subsection (a) of section 8-30j of the 2022 supplement to the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) (1) Not later than June 1, 2022, and at least once every five years thereafter, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality and shall submit a copy of such plan to the Secretary of the Office of Policy and Management, [who shall post such plan on the Internet web site of said office.] Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.

Sec. 21. Section 12-2b of the general statutes is repealed and the

900 following is substituted in lieu thereof (*Effective July 1, 2022*):

901 The Secretary of the Office of Policy and Management shall: (1) In
902 consultation with the Commissioner of Agriculture, develop schedules
903 of unit prices for property classified under sections 12-107a to [12-107e]
904 12-107d, inclusive, update such schedules by October 1, 1990, and every
905 five years thereafter, and make such data, studies and schedules
906 available to municipalities and the public; (2) develop regulations
907 setting forth standards and tests for: Certifying revaluation companies
908 and their employees, which regulations shall ensure that a revaluation
909 company is competent in appraising and valuing property, certifying
910 revaluation companies and their employees, requiring that a certified
911 employee supervise all valuations performed by a revaluation company
912 for municipalities, maintaining lists of certified revaluation companies
913 and upon request, advising municipalities in drafting contracts with
914 revaluation companies, and conducting investigations and
915 withdrawing the certification of any revaluation company or employee
916 found not to be conforming to such regulations. The regulations shall
917 provide for the imposition of a fee payable to a testing service
918 designated by the secretary to administer certification examinations;
919 and (3) by himself, or by an agent whom he may appoint, inquire if all
920 property taxes which are due and collectible by each town or city not
921 consolidated with a town, are in fact collected and paid to the treasurer
922 thereof in the manner prescribed by law, and if accounts and records of
923 the tax collectors and treasurers of such entities are adequate and
924 properly kept. The secretary may hold meetings, conferences or schools
925 for assessors, tax collectors or municipal finance officers.

926 Sec. 22. Sections 7-148dd, 12-19c, 12-63i and 12-63j of the general
927 statutes are repealed. (*Effective July 1, 2022*)

<p>This act shall take effect as follows and shall amend the following sections:</p>
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Section 1	<i>October 1, 2022, and applicable to assessment years commencing on or after October 1, 2022</i>	12-81g(b)
Sec. 2	<i>October 1, 2022, and applicable to assessment years commencing on or after October 1, 2022</i>	12-81cc
Sec. 3	<i>July 1, 2022</i>	12-170e(a)(2)
Sec. 4	<i>July 1, 2022</i>	12-170f(a)
Sec. 5	<i>from passage</i>	7-325(c) and (d)
Sec. 6	<i>July 1, 2022</i>	19a-308(a)
Sec. 7	<i>July 1, 2022, and applicable to assessment years commencing on or after October 1, 2023</i>	12-62
Sec. 8	<i>October 1, 2022</i>	12-62g
Sec. 9	<i>October 1, 2022</i>	12-55(c)
Sec. 10	<i>October 1, 2022, and applicable to assessment years commencing on or after October 1, 2022</i>	12-89
Sec. 11	<i>July 1, 2022</i>	4-661(f)
Sec. 12	<i>July 1, 2022</i>	12-129b(d)
Sec. 13	<i>July 1, 2022</i>	12-170aa(i)
Sec. 14	<i>July 1, 2022</i>	12-129
Sec. 15	<i>July 1, 2022</i>	12-57(b)
Sec. 16	<i>July 1, 2022</i>	12-81a(e)
Sec. 17	<i>July 1, 2022</i>	12-128
Sec. 18	<i>July 1, 2022</i>	12-18b
Sec. 19	<i>July 1, 2022</i>	12-19b(a)
Sec. 20	<i>from passage</i>	8-30j(a)(1)
Sec. 21	<i>July 1, 2022</i>	12-2b
Sec. 22	<i>July 1, 2022</i>	Repealer section

PD Joint Favorable Subst.

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 23 \$	FY 24 \$
Policy & Mgmt., Off.	Neglected Cemeteries Account - Potential Cost	See Below	See Below

Note: GF=General Fund

Municipal Impact: See Below

Explanation

The bill (1) expands a local option property tax exemption, (2) expands local authority to maintain neglected cemeteries and burial grounds, and (3) requires the Office of Policy and Management to establish a standard revaluation schedule for towns in each of the nine regional Councils of Government. The impact of these provisions is described below.

Local Option Property Tax

This results in a potential grand list reduction in certain municipalities. It does so by expanding the number of veterans eligible for an optional property tax exemption for totally disabled veterans equal to three times the base exemption for which they are eligible. It is estimated that this exemption results in a property tax reduction of about \$315 per taxpayer at the average statewide mill rate. A grand list reduction shifts the property tax burden away from recipients of the exemption.

It is not known how many municipalities currently offer this

exemption, or how many veterans would become eligible as a result of the bill's provisions.

Cemetery Maintenance

The bill results in a potential cost to municipalities that choose to increase the amount of maintenance they perform on neglected cemeteries as a result of the bill. Any cost is potentially offset by any funding a municipality would receive from the Neglected Cemetery Account, a non-appropriated account maintained by the Office of Policy and Management.

To the extent that the bill results in more reimbursement to municipalities for cemetery maintenance, the bill may also result in increased costs to the Neglected Cemetery Account.

Revaluation Zones

The bill requires the Office of Policy and Management to establish five revaluation zones, and establishes a standard revaluation schedule for each zone. This results in a potential change in the timing of 1) costs incurred by municipalities as a result of conducting revaluation, and 2) shifts in municipal grand lists that occur as a result of revaluation.

The bill also requires assessors to submit assessment parcel data to the Office of Policy and Management. This has no fiscal impact.

The bill makes several other changes regarding assessment, assessment appeals and property tax collection that have no fiscal impact. These changes do not impact the amount of property tax levied in any town, or the overall cost of assessing and taxing property in any town.

The bill makes other technical and clarifying changes that have no fiscal impact.

The Out Years

The ongoing above identified fiscal impact to the Neglected

Cemeteries Account and to municipalities will continue into the future subject to 1) costs incurred by municipalities in cemetery maintenance; and 2) changes to municipal grand lists and mill rates.

OLR Bill Analysis**sHB 5169****AN ACT CONCERNING THE RECOMMENDATIONS OF THE INTERGOVERNMENTAL POLICY AND PLANNING DIVISION WITHIN THE OFFICE OF POLICY AND MANAGEMENT.**

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BACKGROUND

§ 1 — 100% DISABLED VETERANS' TAX EXEMPTION

Expands eligibility by changing how income is calculated for a local option property tax exemption for 100% disabled veterans

Beginning in FY 24, the bill requires municipalities that opt to provide low-income, 100% disabled veterans with three times the base state-mandated property tax exemption (see BACKGROUND). to calculate income eligibility using only the veteran's federal adjusted gross income (AGI), excluding (1) veterans' disability payments and (2) any other income not included in AGI. Under current law, any other income not included in the veteran's federal AGI, other than veterans' disability payments, must be added to it for purposes of determining income eligibility. By not including other income, the bill generally expands eligibility for the exemption.

EFFECTIVE DATE: October 1, 2022, and applicable to assessment years beginning on or after that date.

§ 2 — VETERANS' EXEMPTION PORTABILITY

Makes portable certain property tax exemptions for veterans if an eligible veteran moves within the state during the tax year

By law, most property tax exemptions for veterans are portable between municipalities. This means veterans who have established their

entitlement to an exemption remain eligible for it if during the tax year they move to another municipality. (A mid-tax-year move might cause a veteran to miss the application deadline in the municipality he or she moves to.) The bill adds to the list of portable tax exemptions the income-based and a local option veterans' property tax exemption (i.e., exemptions granted under CGS § 12-81g; see BACKGROUND).

EFFECTIVE DATE: October 1, 2022, and applicable to assessment years beginning on or after that date.

§§ 3 & 4 — RENTERS' REBATE PROGRAM

Makes November 15 the deadline for requesting an application extension; makes OPM, not DOH, responsible for adjusting eligible income levels annually

By law, older adult or totally disabled individuals seeking a rebate under the Renters' Rebate Program apply annually to local assessors or their agents between April 1 and October 1 for reimbursement for payments made in the preceding calendar year. The bill requires renters with extenuating health circumstances or other good cause, as the Office of Policy and Management (OPM) secretary determines, to apply to OPM by November 15, rather than December 15, for an application deadline extension.

Additionally, the bill requires the OPM secretary, rather than the housing commissioner, to prepare annual Renters' Rebate income eligibility adjustments for distribution to municipal tax assessors, conforming to current practice.

EFFECTIVE DATE: July 1, 2022

§ 5 — SPECIAL TAXING DISTRICTS

Changes the conditions under which special taxing districts must report to the host municipality's town clerk and requires districts to report annually to OPM

The bill eliminates the requirement that the clerk of each special taxing district, whether established under the statutes or by a special act of the General Assembly, annually report to the town clerk of the host municipality. Instead, the bill requires district clerks to notify the town clerk whenever the district's home rule charter or special act charter is

amended. Currently, any revised charter must be included in the district's annual report.

Beginning July 1, 2022, and annually thereafter, the bill requires each district's tax collector to submit to OPM a statement of the district's mill rate and tax levy for the preceding year. The OPM secretary must prescribe the form, which must require districts to provide "complete information" about the district's mill rate and tax levy. (It is not clear what constitutes "complete information," but presumably it includes the information OPM requires on the form.) Tax collectors who do not file true and correct statements as required by the bill must forfeit \$100 to the state.

EFFECTIVE DATE: Upon passage

§ 6 — NEGLECTED CEMETERIES

Expands municipal authority to maintain neglected cemeteries and burial grounds, thereby expanding the purposes for which municipalities can use Neglected Cemetery Account Grant Program funds

Under current law, municipalities can undertake certain maintenance of cemeteries and burial grounds that (1) have more than six places of interment; (2) are not under the control or management of a functioning cemetery association; and (3) show certain signs of neglect, including weeds or damage to fences. The bill allows municipalities to perform maintenance on neglected cemeteries regardless of whether a functioning cemetery association oversees them. It also expands the type of work that can be done on memorial stones to include repairing and restoring the stones. (Currently, municipalities may only straighten the stones.)

By expanding municipal authority to maintain neglected cemeteries and burial grounds, the bill also expands the purposes for which municipalities can use Neglected Cemetery Account Grant Program funds. By law, municipalities may use these OPM-distributed grants to pay for maintenance that the neglected cemetery and burial ground law authorizes (CGS § 19a-308b).

EFFECTIVE DATE: July 1, 2022

§ 7 — REGIONAL REVALUATIONS AND DATA SUBMISSION REQUIREMENT

Requires municipalities to conduct revaluations pursuant to an OPM-designated regional revaluation schedule and submit parcel data to OPM

Regional Revaluation Schedule

Under the bill, the OPM secretary must use the state's planning region boundaries (i.e., councils of governments' boundaries) to designate five revaluation zones. Municipalities in each zone will conduct their revaluations in the same year as other municipalities in the zone. Beginning with the October 1, 2023, assessment year, municipalities must conduct their revaluations pursuant to this OPM-designated revaluation schedule. The bill requires certain municipalities that delayed implementing a revaluation during the 2003, 2004, or 2005 assessment year to implement future revaluations pursuant to OPM's regional revaluation schedule.

As under existing law, municipalities must conduct revaluations every five years. The bill retains provisions in existing law governing revaluation methods, processes, and other requirements.

Existing law, unchanged by the bill, allows municipalities to enter into agreements to establish regional revaluation schedules, subject to OPM's approval (CGS § 12-62q).

Submission of Parcel Data to OPM

The bill requires assessors to file with the OPM secretary parcel data from each implemented revaluation. The data must be filed on forms he creates, and he must provide the forms to assessors at least 30 days before they are due.

EFFECTIVE DATE: July 1, 2022, and applicable to assessment years beginning on or after October 1, 2023.

§§ 8, 14, 15 & 17 — OTHER MINOR PROPERTY TAX CHANGES

Makes several minor changes in the property tax statutes

The bill also makes the following minor property tax changes:

1. clarifying how calculations are rounded when property tax exemptions for veterans increase after a municipality implements a revaluation (§ 8);
2. explicitly requiring a real, personal, or motor vehicle tax overpayment to be applied to other delinquent taxes the taxpayer owes in the same municipality (§ 14);
3. explicitly authorizing tax collectors to refund motor vehicle tax payments when a vehicle was taxed in a municipality in which it was not taxable (§ 15); and
4. (a) making assessors, rather than tax collectors, responsible for veterans' tax benefit determinations in cases where a veteran was erroneously denied specified tax benefits and applies for a certificate of correction and (b) specifying the modified process for the veteran to apply to the tax collector for a refund from a municipality (§ 17).

EFFECTIVE DATE: July 1, 2022, except the veterans' exemption calculation change is effective October 1, 2022.

§ 9 — NOTICE OF ASSESSMENT INCREASE

Changes the information that municipalities must include in an assessment increase notice

By law, a municipality must provide an assessment increase notice when it increases an assessment (valuation) on property other than a motor vehicle in a non-revaluation year. Currently, it must only notify the property owner of the old and new valuation. The bill instead requires municipalities to provide information on the new and old gross valuation, exemptions, and net valuation. Presumably, municipalities are only responsible for providing information on exemptions for which a property owner has applied and has been deemed entitled to.

EFFECTIVE DATE: October 1, 2022

§ 10 — ASSESSORS' DENIAL OF EXEMPTIONS

Requires assessors to notify taxpayers when they deny certain property tax exemptions

Existing law requires boards of assessors (i.e., assessors) to determine what portion of the property held by scientific, educational, literary, historical, charitable, agricultural, and cemetery organizations is exempt and assess any property they determine to be taxable. They must do so by inspecting the statements or applications the organizations must file to claim their property tax exemptions.

The bill requires assessors, upon denying a tax exemption application, to mail a written notice of the decision to the applicant's last known address and include with it (1) the gross assessed value of the property; (2) the amount of any exemption granted; (3) the net taxable property value; and (4) a statement that the assessor's decision is appealable.

The notice must be mailed after the October 1 assessment date but no more than 10 calendar days after the grand list is signed.

EFFECTIVE DATE: October 1, 2022, and applicable to assessment years beginning on or after that date.

§ 11 — MUNICIPAL SPENDING CAP CERTIFICATION

Eliminates municipal reporting to OPM about the municipal spending cap under specified circumstances

Under current law, municipalities must annually certify to the OPM secretary whether they comply with the municipal spending cap law. The bill waives this requirement for any fiscal year in which the OPM secretary publishes a list of payments made to municipalities by state agencies on its website.

EFFECTIVE DATE: July 1, 2022

§§ 12, 13 & 16 — ADD-ON TAX BILLS FOLLOWING PROPERTY TRANSFER

Extends tax collectors' timeframe for sending out add-on bills

The bill gives tax collectors 30, instead of 10, days to send out add-on

tax bills in situations where a change in property ownership affects a tax exemption or abatement. The bill applies the new 30-day timeframe to tax bills sent out following the transfer of property that is the subject of relief under:

1. the Freeze Tax Relief Program (§ 12),
2. the Circuit Breaker Program (§ 13), or
3. any other provision that made it tax-exempt or eligible for an abatement prior to the transfer (§ 16).

EFFECTIVE DATE: July 1, 2022

§§ 18-19 & 22 — PAYMENTS IN LIEU OF TAXES (PILOT) PROGRAMS

Makes minor and technical changes to the state, municipal, and tribal property and college and hospital property PILOT programs

The bill specifies that PILOT grants should be paid to municipalities and fire districts annually by May 30. It correspondingly eliminates the current process by which OPM certifies to the comptroller the amounts due, which are then paid by September 30 (§ 22).

Additionally, in conformity with current practice, the bill specifies that only fire districts, rather than all special taxing districts, are eligible for PILOT grants.

EFFECTIVE DATE: July 1, 2022

§ 20 — POSTING OF MUNICIPAL AFFORDABLE HOUSING PLANS

Eliminates the requirement that OPM post these municipal plans on its website

The bill eliminates the requirement that OPM post municipalities' submitted affordable housing plans on its agency website.

Existing law requires every municipality, at least once every five years, to prepare or amend and adopt an affordable housing plan specifying how the municipality will increase the number of affordable housing developments in its jurisdiction. By law and unchanged by the bill, municipalities must post their plans on their websites.

EFFECTIVE DATE: Upon passage

§ 21 — PA 490 PROGRAM

Eliminates the requirement that OPM establish values for land classified as open space

The bill eliminates a provision that requires the OPM secretary, in consultation with the agriculture commissioner, to develop a schedule of unit prices for property classified as open space under the PA 490 Program.

Connecticut's PA 490 Program allows four classifications of land – farm, forest, open space, and maritime heritage – to be assessed at their current use value, rather than their fair market value.

EFFECTIVE DATE: July 1, 2022

§ 22 — REPEALERS

Eliminates (1) an obsolete pilot program authorization and (2) requirements related to identifying fiscally distressed municipalities

The bill eliminates an obsolete pilot program enacted in 2014 under which assessors would have been able to value commercial property based on net profit, rather than income and expenses. The pilot program never commenced (CGS §§ 12-63i & 12-63j).

The bill also eliminates certain requirements related to fiscally distressed municipalities to reflect other structures (e.g., the Municipal Accountability Review Board, created in 2017) for identifying and overseeing these municipalities. Specifically, the bill eliminates a requirement that the OPM secretary annually submit to the governor information on municipal fiscal disparities, including a list of municipalities with comparatively high mill rates and low per capita grand list values; information on low-income municipalities; and municipalities with a decreasing population. It also eliminates the required responses to the OPM report (i.e., a gubernatorially convened meeting of municipal leaders and a report to the legislature) (CGS § 7-148dd).

EFFECTIVE DATE: July 1, 2022

BACKGROUND***Veterans' Property Tax Exemptions***

By law, municipalities must exempt from taxation a base amount of \$1,000 to \$3,500 (adjusted each revaluation to reflect increases in a town's taxable grand list) of the property owned by a veteran or his or her surviving spouse (CGS § 12-81(19) & (20)). (This is often called the basic exemption.) Veterans who receive this basic exemption are also eligible for the additional income-based exemption.

For a veteran whose income falls below a certain limit, the additional exemption is equal to 200% of the basic exemption (CGS § 12-81g(a)). For a veteran whose income exceeds the limit, the additional exemption is 50% of the basic exemption (CGS § 12-81g(d)). (This is often called the income-based exemption.)

Instead of the income-based exemption, municipalities may opt to provide 100% disabled veterans who meet specified income requirements with three times the amount provided under the basic exemption (CGS § 12-81g(b)). (This is a municipal option exemption.)

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 25 Nay 1 (03/04/2022)